

REVISED BINDING SITE PLAN 2015-____
THE PARK CIRCLE CONDOMINIUM
A PORTION OF THE S 1/2 OF THE NE 1/4
OF THE NE 1/4 OF THE NE 1/4 OF
SECTION 9 T 22 N R 20 E W.M.
CITY OF WENATCHEE
CHELAN COUNTY, WASHINGTON

22-20-09-110-100

ORIGINAL TRACT OWNERS: EVERGREEN PROPERTY MANAGEMENT
111 SOUTH WILSON STREET
WENATCHEE, WA 98801
PHONE: 509-663-4008

EXISTING ZONE: R-M WATER SOURCE: CITY OF WENATCHEE
NO. SHORT PLATTED LOTS: 2 SEWAGE SYSTEM: CITY OF WENATCHEE

DEDICATION AND WAIVER OF CLAIMS:

KNOW ALL MEN BY THESE PRESENTS, that Evergreen Property Management, Inc. owner of the real property which is the subject of this Plat, and The Park Circle Condominium Homeowner's Association, hereby declare this Binding Site Plan No. BSP 2010-02. The undersigned, as Grantor, hereby dedicates in perpetuity, all delineated rights of way and utility easements and all areas described as public property to the City of Wenatchee for public use and purposes, together with the right to make any and all cuts and fills reasonable and necessary for construction maintenance and improvements. The Grantor, on behalf of itself and its successors and assigns, hereby waives all claims for damages against any governmental authority arising from construction of, maintenance of and improvements to public facilities and public property within and adjacent to the plat.

AFN _____, Volume _____ of plats, Pages _____

as recorded this _____ day of _____, 2015.

EVERETT GREEN: (PRESIDENT EVERGREEN PROPERTY MANAGEMENT, INC AND PARK CIRCLE CONDOMINIUM HOMEOWNERS ASSOCIATION)

ACKNOWLEDGMENT:

STATE OF WASHINGTON COUNTY OF CHELAN This is to certify that on this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Everett Green, to me known to be a owner of The Park Circle Condominium, who executed the above dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said dedication. Witness my hand and official seal the day and year first above mentioned

_____, Notary Public
in and for the State of Washington Residing at _____

My appointment expires _____

SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me in conformance with the requirements of the survey recording act at the request of Everett Green in June 2015.

SIGNED AND SEALED

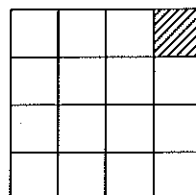
LICENSE NO. 29283

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 2015 AT _____, IN
BOOK _____ PAGES _____ OF _____ AT THE REQUEST OF EVERETT GREEN

AFN: _____ CHELAN COUNTY AUDITOR _____

DEPUTY



SECTION 09
T 22 N R 20 E W.M.

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR _____ AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED IN THE

AMOUNT OF _____, AND HAVE BEEN DEPOSITED WITH THE

CHELAN COUNTY TREASURER THIS _____ DAY OF _____, 2011.

CHELAN COUNTY TREASURER

EXAMINED AND APPROVED:

WENATCHEE CITY ENGINEER

THIS _____ DAY OF _____, 2011.

EXAMINED AND APPROVED:

SUBDIVISION ADMINISTRATOR

THIS _____ DAY OF _____, 2011.

LEGAL:

The East 285 feet of the West 310 feet of the South half of the Northeast quarter of the Northeast quarter of the Northeast quarter of Section 9, Township 22 North, Range 20 East of the Willamette Meridian, Chelan County, Washington

EQUIPMENT AND PROCEDURE:

LEICA SERIES 500 GPS RECEIVERS IN EXTENDED STATIC MODE FOR INITIAL SURVEY CONTROL; REAL TIME KINEMATIC MODE TO TIE LOCAL MONUMENTS AND SET CORNERS. SURVEY REFERENCED TO WASHINGTON STATE HARN, VIA CORS PID AJ7205, CQ6015, & DF4068 NAD 83. SURVEY ACCURACY MEETS OR EXCEEDS STANDARDS SET FORTH IN WAC 332.130.090. NGS OPUS SOLUTION REPORT: +/- .09' HORIZONTAL; +/- .20' VERTICAL (GEOID 03 NAVD 1988)

LEICA TCRA1103 ROBOTIC TOTAL STATION, REFLECTORLESS MODE TO TIE EXTERIOR OF BUILDINGS AND REFLECTOR MODE TO TIE THE RECOVERABLE UTILITY AND WALKWAYS.

SURVEY HISTORY:

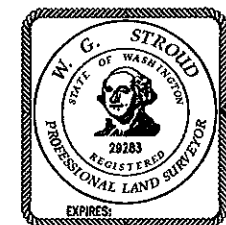
- RECORD OF SURVEY FOR BRIARWOOD BY EDWARD SAGE, BOOK 27 OF SURVEYS PAGE 50, 16 OCTOBER 1991.
- REPLAT OF LOW'S ADDITION TO WENATCHEE, BY GLEN BROADSWORD VOLUME 7 OF PLATS PAGE 66, 04/09/69.
- CONDOMINIUM SURVEY BY WG STROUD FOR PARK CIRCLE,

SURVEY HISTORY:

AFN.....AUDITOR'S FILE NUMBER
BC.....BRASS CAP
CLC.....CALCULATED
C/L.....CENTERLINE
CP.....CONTROL POINT
FND.....FOUND
I/P.....IRON PIPE
LS.....LICENSED SURVEYOR
/MC.....MONUMENT CASE
POL.....POINT ON LINE
RBR.....REBAR
R/C.....REBAR AND CAP
SF.....SQUARE FEET
W-JCL.....WEINERT-JCL
WM.....WILLAMETTE MERIDIAN
[+/--.0'].....DISTANCE OF MONUMENT ABOVE OR BELOW THE GROUND

CITY OF WENATCHEE

JUN 11 2015



Billy Stroud Surveying
PROFESSIONAL LAND
SURVEYOR

P.O. BOX 135
PESHASTIN, WASHINGTON 98847

(509) 662-2929
EMAIL: bstroud@verizon.net

REVISED BINDING SITE PLAN 2015-____
EVERGREEN PROPERTY MANAGEMENT

SURVEYED: 09/06-07/08	SCALE: 1"=100'	ACAD NO: 0640BSP TITLE R
DRAWN: 5 JUNE 2015	DRAFTED: WGS	SHEET: 1 OF 2

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CHELAN COUNTY, WASHINGTON

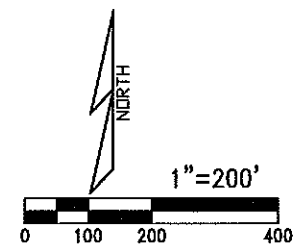
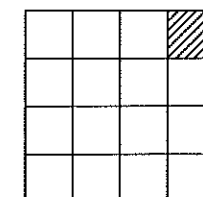
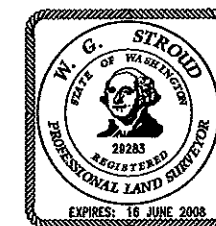
CITY OF WENATCHEE
JUN 11 2015

BASIS OF BEARING:

WASHINGTON STATE PLANE GRID NORTH NAD 83
AVERAGE PROJECTION SCALE FACTOR: 1.00001577324
AVERAGE COMBINED FACTOR: 0.999998068113

LEGEND:

-MONUMENT FOUND AS NOTED
-SET 5/8" REBAR & CAP MARKED "LS 29283"
- ⊙CALCULATED POSITION, NOT FOUND OR SET



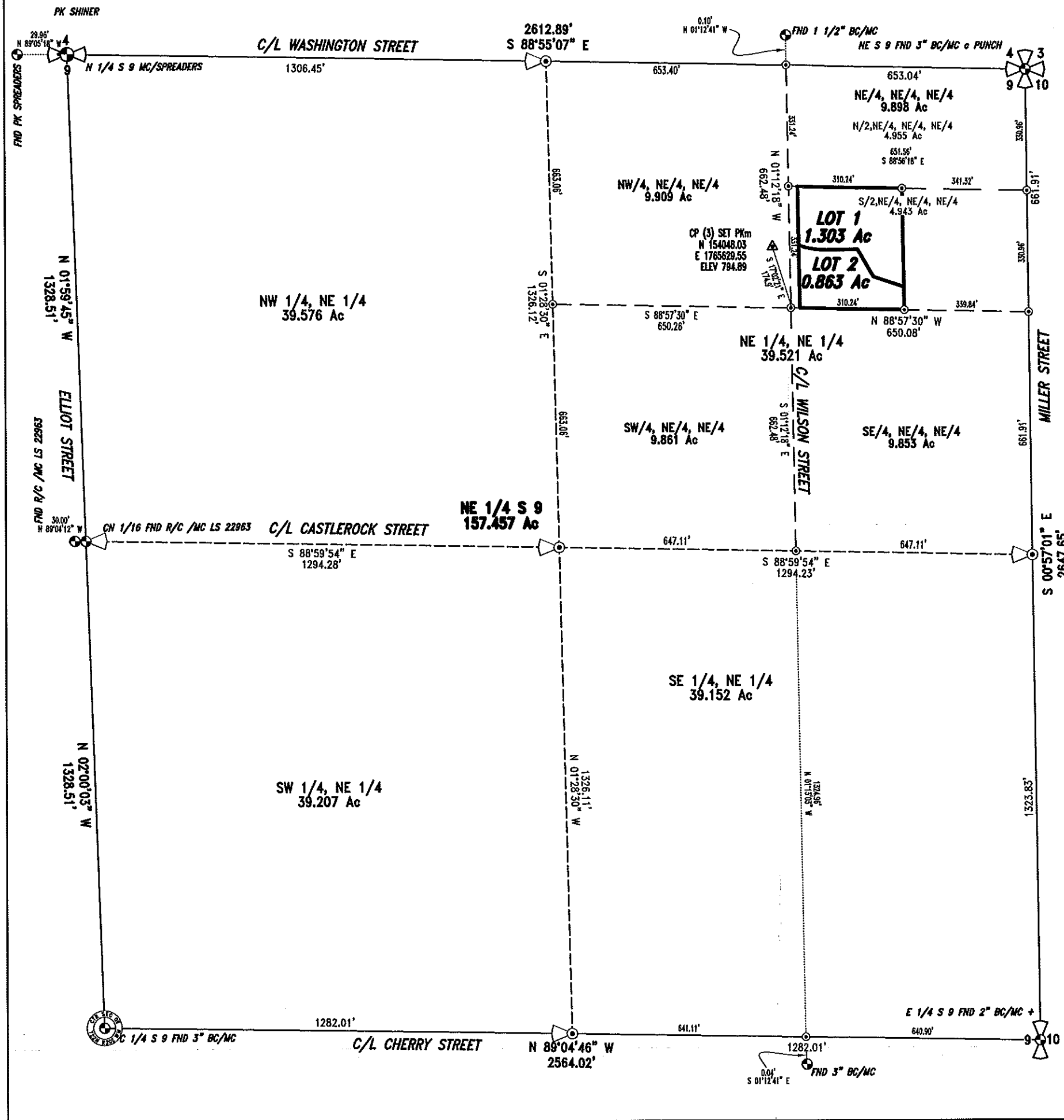
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THE PARK CIRCLE CONDOMINIUM
SECTION BREAKDOWN

SURVEYED: 8 SEPTEMBER 2006	SCALE: 1"=200'	ACAD NO: 0640 SB
DRAWN: 5 JUNE 2015	DRAFTED: WCS	SHEET: 2 OF 8



CITY OF WENATCHEE
222009110300

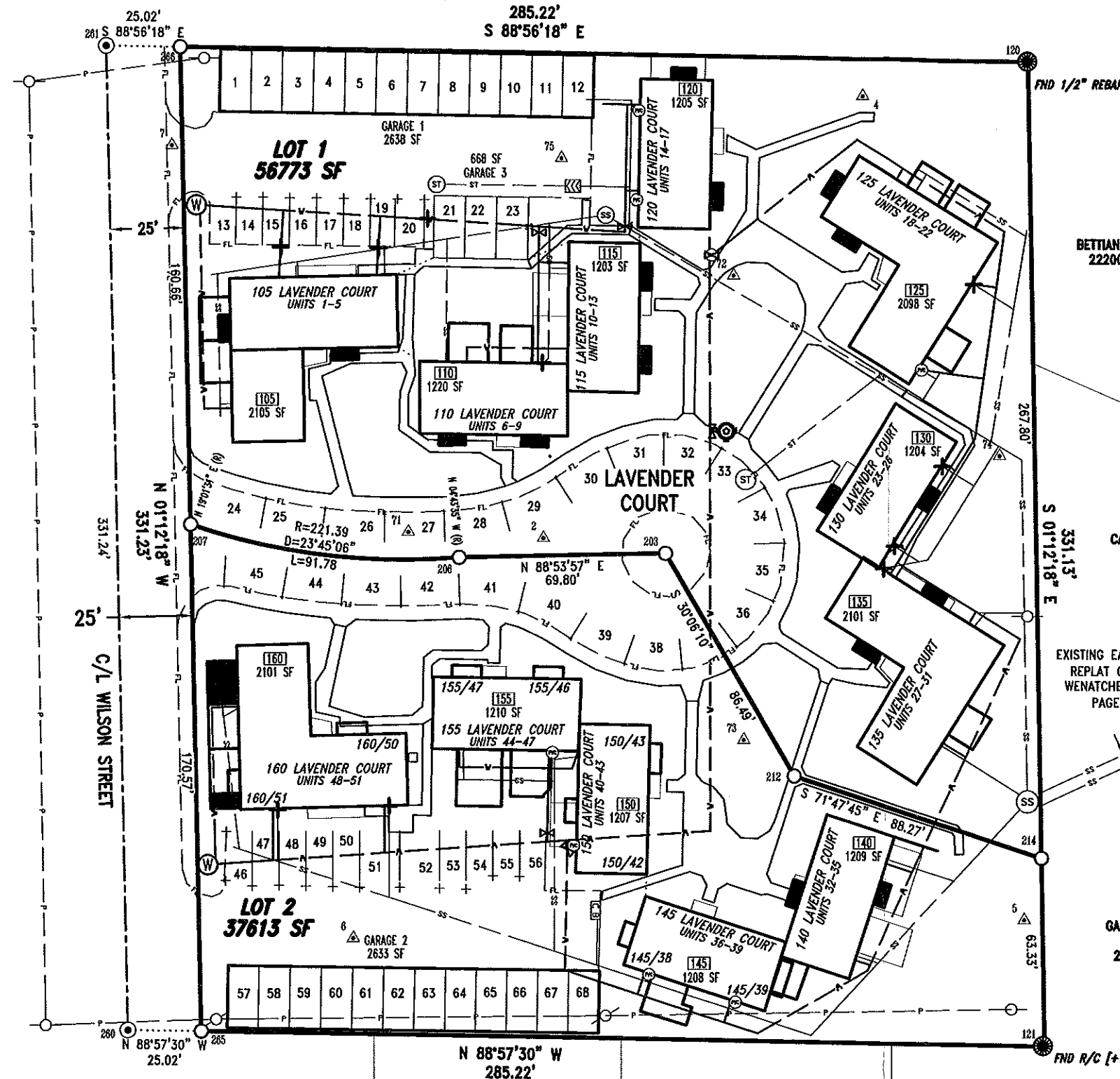
REVISED BINDING SITE PLAN BSP 2015-
THE PARK CIRCLE
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OF THE NE 1/4 OF THE NE 1/4 OF
SECTION 9 T 22 N R 20 E W.M.
CITY OF WENATCHEE
CHELAN COUNTY, WASHINGTON

TITLE: PIONEER TITLE 411 NORTH
CHELAN, WENATCHEE, WA.
ORDER No. _____

1. HEATH TO INTERSTATE TELEPHONE, AN EASEMENT FOR TELEPHONE LINES OVER AND ACROSS INSTANT PARCEL. AFN 273883, 01/21/1937; BLANKET AS TO PARCEL, POLES AS SHOWN.
2. EVERGREEN PROPERTY MANAGEMENT INC TO PUD No. 1 OF CHELAN COUNTY, A UTILITY EASEMENT 10' WIDE GENERALLY ALONG THE NORTH LINE OF INSTANT PARCEL, AFN 2159955, POLE SHOWN IN AGREEMENT WITH SKETCH PROVIDED IN SAID AFN.

LEGEND:

- 105
UNITS 1-5
- 155/46
-PARCEL BOUNDARY
-C/L RIGHT OF WAY
-SIDE WALK
-SANITARY SEWER
-WATER
-STORM
-BUILDING
-PATIOS
-FLOW LINE (BOTTOM FACE OF CURB)
-OVERHEAD POWER
-BSP REVISION
- LAVENDER COURT ADDRESS
- BALCONY (BLDG No./UNIT No.)
- CONTROL POINT
- UNDERGROUND WATER LOCATE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- 4" PVC WATER VALVE
- WATER MANHOLE (METER)
- DRY WELL
- FIRE HYDRANT
- FIRE HYDRANT



BETTIANNE WATERS
222009680025

CAROLYN K WESCHE
222009680020

EXISTING EASEMENT SHOWN ON THE
REPLAT OF LOW'S ADDITION TO
WENATCHEE VOLUME 7 OF PLATS
PAGE 66, 04/09/1969.

GARY M BOLDYARD
ESTATE
222009680015

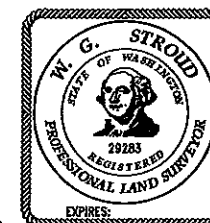
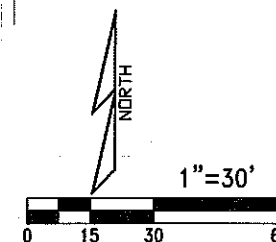
LLOYD LARSON
222009880005

STEVEN G CLIFT
222009880010

JOE FEIST
222009880015

DANNY C FITTING
222009880025

FOR COMPLETE SURVEY INFORMATION SEE THAT CONDOMINIUM
SURVEY FILED IN BOOK _____ OF PLATS PAGE _____.
EXCEPT WHERE A SYMBOL HIGHLIGHTS AN EXISTING UTILITY
STRUCTURE THE LOCATION OF THE UNDERGROUND UTILITY IS
TAKEN FROM A DRAWING BY IRA CUMMINGS ARCHITECT, "WATER
& SEWAGE DISTRIBUTION SYSTEM, PARK CIRCLE APARTMENTS",
AUGUST 1947.



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**THE REVISED PARK CIRCLE BSP 2010-02
LOT DETAIL**

SURVEYED: 09/06-07/08	SCALE: 1"=30'	ACAD NO: 0640 BSP R
DRAWN: 5 JUNE 2015	DRAFTED: WCS	SHEET: 2 of 2

CITY OF WENATCHEE

JUN 11 2015